



LA Fashion District BID  
Board of Directors Meeting Minutes  
January 17, 2013

**Board Members Present:** Mark Cohen, Jorge Flores, Herb Glaser, Ramin Haverim, Steve Hirsh, Hilda Jimenez, Bradley Luster, Darlene Kuba, Jaime Lee, Conrad Midolo, Laurie Rosen, Elena Safaei, John Van Den Akker, Suzette Wachtel.

**Board Members Absent:** Brian Taban

**Property Owners and Guests Present:** Mark Chatoff, Trevor Kale.

**Staff Present:** Kent Smith, Executive Director. Jose Gonzalez, Lynn Myers, Randall Tampa.

The meeting convened at 12:01 pm. *Several items were taken out of order of the agenda.*

**1 Public Comment: None received.**

**2 Welcome and Introductions:** Attendees introduced themselves.

**3 Approval of the Minutes from December 13, 2012:** Approved by unanimous vote.

**4 BID Renewal**

Consultant Steve Gibson reported updates via conference call. The current BID term expires on December 31, 2013. Programs and services planned for the new BID term will remain the same as current. The petition drive must reach its 50% + 1 approval before March 2013. A BID renewal strategy plan was distributed. Board Members were encouraged to sign their petitions as the total is 15% of the needed vote. Board Members were asked to review the call list and select two property owners to contact.

Several court cases, including one in the Arts District BID have called into question the accuracy of the Engineer's report as it relates to general and special benefit as set out in Proposition 218.

The issue of apportioning the assessment between general and special benefit has not been fully resolved but we expect at least some of our budget will be classed as general benefit in the new BID. The good news is this lowers everyone's assessment by 1-2% but it has created some uncertainty in finalizing our Engineer's Report.

We are hopeful that a final Engineer's Report will be approved by the City in time for the Proposition 218 ballot as the Engineer's Report must be included in the ballot package to be sent out to all our property owners in early April.

Board Members agreed to move ahead with obtaining signatures on the current petitions and reach the 50%=\$1 goal to prove that owners support the BID.

**5 AB5 – Homeless Person's Bill of Rights and Fairness Act**

AB 5 was introduced by Assemblymember Tom Ammiano to give anyone the right to camp on the street and urinate and defecate in public and severely limit businesses' ability to limit access to their property. The California Downtown Association and BIDs are opposing the bill. A recent LA Times editorial also opposes the bill.

**MOTION: The Board of Directors opposes the enactment of Assembly Bill 5, Homeless Person's Bill of Rights and Fairness Act, that will allow homeless individuals to live on the streets.**

Herb Glaser moved to approve. Darlene Kuba seconded.

**The motion passed by unanimous vote on January 17, 2013.**

Members Voting: Mark Cohen, Jorge Flores, Herb Glaser, Ramin Haverim, Steve Hirsh, Hilda Jimenez, Bradley Luster, Darlene Kuba, Jaime Lee, Conrad Midolo, Laurie Rosen, Elena Safaei, John Van Den Akker, Suzette Wachtel.

**6 Committee Reports**

Operations: The committee met on January 15, 2013. LAPD Central Division Captain Horace Frank attended and reported on the 6.2% increase in Part 1 Crime that is being attributed to early parolee releases enacted through AB109.

The Clean Team contractor transition to Chrysalis is progressing well. During the 4<sup>th</sup> Quarter of 2012 the program enabled 79 workers to gain new skills and work experience that represents a practical way to help the homeless. The district is looking cleaner with the help of the new pressure washer and refurbished scrubber.

Finance: The committee met on January 17, 2013. Based on proposals submitted by three Public Accounting firms they agreed to recommend hiring Gleicher, Tilley and Leonard LLC contingent on responses to several clarifying questions. Plan B would rehire the current auditor Stanislawski and Harrison with a new investigator.

**MOTION: Hire Gleicher, Tilley and Leonard LLC to conduct the 2012 audit and financial statements subject to responses for clarifying questions.**

Herb Glaser moved to approve. Darlene Kuba seconded.

**The motion passed on January 17, 2013.**

Members voting Yes: Mark Cohen, Jorge Flores, Herb Glaser, Ramin Haverim, Steve Hirsh, Bradley Luster, Darlene Kuba, Jaime Lee, Conrad Midolo, Laurie Rosen, Elena Safaei, John Van Den Akker, Suzette Wachtel.

Members Abstaining: Hilda Jimenez.

A summary of un-audited preliminary financial information for the 12 months ending on December 31, 2012 shows revenues exceeded expenses and the BID ended 2012 with \$643.00 in net revenue. Unspent Allocations show a \$365,000 that will be held as a prudent reserve.

**7 Fashion District Board of Directors**

Officer Election: Board Members elected the following Officers for 2013:

- Chair: Jorge Flores
- Vice Chair: Steve Hirsh
- Treasurer: Mark Cohen
- Secretary: Darlene Kuba

Board Member Hilda Jimenez will serve as a back-up check signer.

Outgoing Chair Jaime Lee was thanked for two years of service. Hilda Jimenez will serve as a check signer.

**8 Executive Director Report**

Ace Hotel: We testified in support of CUB permits for the hotel that will open in September 2013. Permits were approved by the Zoning Administrator.

2013 Call for Projects: We worked in partnership with the Bureau of Engineering to resubmit an application for a \$1.9 million streetscape improvement project to the Metropolitan Transit Authority for Phase 3 that will encompass Pico to San Pedro to Washington Blvd.

We also submitted a support letter for an application submitted by the Bringing Back Broadway effort that will deliver streetscape improvements to Broadway between 8<sup>th</sup>/9<sup>th</sup> Streets that is in the LA Fashion District. Results will be announced in July 2013.

Clean Water Ballot Measure Deferred: County Supervisors deferred a vote to levy an assessment fee for storm water pollution clean up on all property owners within the county's flood control district. The proposed fee would raise an estimated \$290 million a year to help cities and the county deal with urban runoff. Nearly 200 people spoke in opposition at a recent public hearing. Board Members were referred to the January 17, 2013 Executive Director's report for our concerns on the proposed fee. The County is allowing protests by property owners to be registered with them for the next 60 days.

Street Repair Parcel Tax Proposal Withdrawn: The City Council agreed not to advance a proposal to levy a parcel tax to repair streets in the City of LA. The tax would have created \$3 billion.

Proposed Economic Development Department: The City is seeking to consolidate a number of functions, including BID oversight and development of a non-profit corporation, to promote economic development.

LA Streetcar: All BIDs are members of the Board of Directors in the effort to procure funding and support for a streetcar. Kent Smith was appointed to serve as Treasurer of the Board to oversee expenses/revenues and protect property owner interests.

**9 New Business:** None discussed.

**10 The meeting adjourned at 1:41 pm**



LA Fashion District BID  
Board of Directors Meeting Minutes  
February 21, 2013  
110 E 9<sup>th</sup> Street Suite A 1175, Los Angeles, CA 90079

**Board Members Present:** Mark Cohen, Jorge Flores, Herb Glaser, Steve Hirsh, Luster, Darlene Kuba, Jaime Lee, Laurie Rosen, John Van Den Akker, Suzette Wachtel.

**Board Members Absent:** Ramin Haverim, Hilda Jimenez, Bradley Luster, Conrad Midolo, Elena Safaei.

**Property Owners and Guests Present:** Mark Chatoff, Barry Gold, I. Hassan.

**Staff Present:** Kent Smith, Executive Director. Lynn Myers.

The meeting convened at 11:59 am. *Several items were taken out of order of the agenda.*

**1 Public Comment: None received.**

**2 Welcome and Introductions:** Attendees introduced themselves.

**3 Approval of the Minutes from January 17, 2013:** Approved by unanimous vote.

**4 BID Renewal**

Executive Director Kent Smith reported on the petition drive to reach 50%+\$1 of the proposed assessments. We have reached 38.75% to date. The deadline to complete the petition drive is March 1, 2013 in order to stay on track with the City Clerk's BID renewal timeline.

Tara Devine, Devine Strategies: Devine was hired to do outreach. She has extensive background working the public and private sectors and has recently helped successfully renew the South Park BID.

Property Owner Outreach: Board Members volunteered to call property owners to ask for their support and petition signatures to renew the BID.

Visitor Survey Results: To quantify general and special benefit of BID services, a visitor survey was conducted to determine public opinion of the LA Fashion District and the probability of return visits. 82% of respondents said that Clean & Safe services were very important to their impression of the district while 67% of respondents said Marketing was an important element of their decision to visit the district.

The City Clerk's Office forwarded the final district management plan and engineer's report to the City Council for approval. (both documents were distributed at the meeting) Based on the Visitor Survey results a 2.24% general benefit was determined. This will reduce every assessment by 2.42%. The challenge to the city is to find \$88,400 to reimburse the BID. City Council values BID work and may see the payment as a good investment.

**5 City Planning Report**

The City Clerk's office had an issue with the original planning report approved by the Board in December 2012. Revised wording clarified that annual increases will be capped at 4% or less if the BID is successfully renewed, and, if not renewed unexpended funds will be returned to owners based on each parcels percentage contribution to the total year 2013 assessment. (See Attachment 3)

**MOTION: Approved the revised 2013 City Planning Report.**

Darlene Kuba moved to approve. Mark Cohen seconded.

**The motion passed by unanimous vote on February 21, 2013.**

Members Voting: Mark Cohen, Jorge Flores, Herb Glaser, Steve Hirsh, Luster, Darlene Kuba, Jaime Lee, Laurie Rosen, John Van Den Akker, Suzette Wachtel

**6 Fashion District Board of Directors**

Committee Appointments: Distributed.

City Mandatory Best Practices Seminar: Board Member Hilda Jimenez volunteered to attend the meeting on March 13, 2013.

**7 Executive Director Report**

Updates on items from Executive Director report in the Board package:

Charter School: The BID's support letter contributed to approval of this new elementary school. This will be an excellent amenity to attract and keep families downtown.

Tree Trimming: 90% of the district's trees are trimmed and the job will be completed by March 1, 2013.

Business Survey: This project is 80% complete and the data is already being uploaded to the website's searchable directory.

City Market Scoping Meeting: Scheduled for March 6, 2013 from 6pm to 8pm at the City Market on 9<sup>th</sup>/San Pedro. The public is invited to attend and comment.

Broadway Dress Rehearsal: Executive Director Kent Smith submitted an extensive list of questions and issues (see page 1 of the Executive Director Report) It is important to track this project as other areas of the district are being considered possible sites for similar streetscape improvements. (Pico/Main and 8<sup>th</sup>/San Pedro) A Memorandum of Understanding (MOU) was circulated that places significant liability on any organization that signs the agreement. Downtown Center BID's attorney Paul Rohr revised the MOU to clarify that BIDs will limit their participation to cleaning the streetscape features.

Streetcar: The City's Transportation Committee is concerned that operations funding is only designated for 27 years and not 30 years. Several City Council Members are opposing any further revenue allocations to the project. The matter must be settled by March 13, 2013 in order for the streetcar project to qualify for federal funding.

**8 New Business:** None discussed.

**9 The meeting adjourned at 1:41 pm**



LA Fashion District BID  
Board of Directors Meeting Minutes  
March 21, 2013  
110 E 9<sup>th</sup> Street Suite A 1175, Los Angeles, CA 90079

**Board Members Present:** Mark Cohen, Jorge Flores, Steve Hirsh, Hilda Jimenez, Bradley Luster, Laurie Rosen, Brian Taban, John Van Den Akker, Suzette Wachtel.

**Board Members Absent:** Herb Glaser, Ramin Haverim, Darlene Kuba, Jaime Lee, Conrad Midolo, Elena Safaei.

**Property Owners and Guests Present:** Mark Chatoff, Fabio Vasco, Todd Nielsen

**Staff Present:** Kent Smith, Executive Director. Jose Gonzalez, Lynn Myers.

The meeting convened at 11:50 am. *Several items were taken out of order of the agenda.*

**1 Public Comment:** None received.

**2 Welcome and Introductions:** Attendees introduced themselves.

**3 Approval of the Minutes from February 21, 2013:** Approved by unanimous vote.

**4 BID Renewal Update**

We received 265 petitions to date and reached the petition drive goal with goal 51.146% approval. The City is using a rigorous process to verify petitions and we expect a number to be rejected. The METRO Finance/Audit Committee approved the petition to be ratified by the full Board on March 28, 2013.

A map shows a good level of support across the district. (see Attachment 1)

The City must approve the new Engineer's Report by April 30, 2013 in order to remain on track with their BID Renewal Timeline. We will continue to push forward on our renewal process as we are concerned about missing public hearing dates and the County's deadline for submitting assessment data for 2014.

**5 2012 Audited Financial Statements**

The accounting firm Gleicher, Tilley, Leonard, LLP (GTL, LLP) conducted the annual audit and prepared the 2012 financial statements. Committee Chair Mark Cohen reported that the Finance Committee recommended Board approval of the draft Financial Report for the year ending December 31, 2012 with several modifications.

**MOTION: Accept the Audited Financial Statement for the year ending December 31, 2012 with modifications and submit the final report to the City of Los Angeles Office of the City Clerk.**

Steve Hirsh moved to approve. Bradley Luster seconded.

**The motion was approved by unanimous vote on March 21, 2013.**

Members Voting: Mark Cohen, Jorge Flores, Steve Hirsh, Hilda Jimenez, Bradley Luster, Laurie Rosen, Brian Taban, John Van Den Akker, Suzette Wachtel.

**6 Franchise Trash System EIR**

This is a city-wide issue and we propose to comment during the Public Scoping Process for the EIR regarding the City-Wide Exclusive Franchise System for Municipal Solid Waste Collection and Handling.

(A revised letter was distributed at the meeting – Attachment 2) The City has already made a decision to implement the new system. The EIR explores the negative impacts. The Board discussed the pros and cons of weighing in on this issue regarding its impact on the LA Fashion District.

6        *Franchise Trash System EIR (continued)*

**MOTION: Submit comment letter during the Public Scoping Process for the EIR regarding the City-Wide Exclusive Franchise System for Municipal Solid Waste Collection and Handling.**

Mark Cohen moved to approve. Suzette Wachtel seconded.

*Discussion and friendly amendment to the motion to add emphasis on the affect and negative impacts of the new system on the BID*

**The amended motion was approved on March 21, 2013.**

Members Voting Yes: Mark Cohen, Steve Hirsh, Hilda Jimenez, Bradley Luster, Laurie Rosen, Brian Taban, John Van Den Akker, Suzette Wachtel. Members recusing themselves from vote: Jorge Flores.

7        **Executive Director Report**

*Additions to the written report included in the Board package:*

**AB5:** Councilmen Parks and Englander forwarded a resolution opposing the Homeless Bill of Rights to the City Council for approval. AB 5 as currently written would allow homeless to sleep and relieve themselves anywhere at any time in public and private spaces.

**Proposed Separated Bike Lane:** There is a plan to reconfigure Figueroa Street and introduce a separated bike lane that includes 11<sup>th</sup> Street between Broadway and Figueroa. Board Members were invited to attend a meeting with MY FIG organizers/representatives on April 3 at 10 am. Invitations will also be sent to property owners adjacent to the proposed project.

**Annual Meeting:** Board Members agreed to invite developers of new projects proposed in the district.

8        **Operations**

The Committee met on March 19, 2013. Steve Needleman graciously hosted the meeting at his offices. LAPD Captain Frank, Central Division, and Captain Prokop, Newton Division attended along with Senior Lead Officers from both divisions.

Captain Frank and Captain Prokop thanked the BID's Safe Team for helping to reduce crime in the area during 2012. Captain Frank reported a significant reduction in crime making Central Division #3 in City-wide crime reduction. Captain Prokop reported an increase in crime in Newton Division and he is counting on the BID's participation to help reduce that number.

SLO Linton was commended for her outstanding work in the Flower District during Valentine's Day. Through door to door visits Linton was able to educate business owners about keeping sidewalks clear and encourage them to stow personal items away from customer service areas. Linton also reported on the apprehension of an illegal animal vendor who has a restraining order against his entry into the area. The vendor was bailed out of jail within hours of arrest. Linton will be increasing surveillance during Easter when baby rabbits and other animals are illegally sold.

9        **Report on City's Best Practices Seminar**

Board Members Hilda Jimenez and Darlene Kuba volunteered their time to attend this mandatory meeting. Most of the discussion focused on specific/general benefit of BID services.

10       **New Business:** Members were encouraged to attend the Police Boosters luncheon on March 28<sup>th</sup>.

11       **The meeting adjourned at 1:38 pm.**



LA Fashion District BID  
Board of Directors Meeting Minutes  
April 25, 2013  
110 E 9<sup>th</sup> Street Suite C-855, Los Angeles, CA 90079

**Board Members Present:** Jorge Flores, Ramin Haverim, Steve Hirsh, Hilda Jimenez, Jaime Lee, Bradley Luster, Laurie Rosen, Elena Safaei, Brian Taban, Suzette Wachtel.

**Board Members Absent:** Mark Cohen, Herb Glaser, Darlene Kuba, Conrad Midolo, John Van Den Akker.

**Property Owners and Guests Present:** Aaron Aulenta, Mark Chatoff, Jessie McKenzie.

**Staff Present:** Kent Smith, Executive Director. Lynn Myers.

The meeting convened at 12:31pm. *Several items were taken out of order of the agenda.*

**1 Public Comment:** None received.

**2 Welcome and Introductions:** Attendees introduced themselves.

**3 Approval of the Minutes from March 21, 2013:** Approved by unanimous vote.

**4 BID Renewal Update**

The new Management District Plan (MDP) was submitted to the City Clerk's office. The new plan accounts for the percentage of General and Special Benefit in the district, which was determined to be 2.44% General Benefit or \$99,000. The challenge now is to offset the yearly amount without using assessment dollars. Possible revenue sources could include vendor trash collection charges, develop a member organization and request voluntary contributions, offer contracts for services, and city funding. We are working with Council District 14 staff to resolve the problem. Another challenge in the BID's MDP are the 9 zones in our district, many more than other BIDs.

The City Clerk's office submitted the MDP to the City Attorney and we could see a determination by May 1, 2013.

The next steps in the renewal are the City Council approval on May 22<sup>nd</sup>, public hearing on May 29<sup>nd</sup>, and ballot vote starting June 1<sup>st</sup>. Board Members were encouraged to attend the public hearing.

**5 Art Walk / Art Mart**

The BID was asked to partner with Art Walk to donate Cleaning & Safety services for Art Mart for a 6 month trial period. The proposed location is 732 S Spring Street if approved by the property owner.

**MOTION: Commit to a 6 month agreement to donate Cleaning & Safety services for Art Mart with an evaluation after 3 months.** Steve Hirsh moved to approve. Hilda Jimenez seconded.

**The motion passed by unanimous vote on April 25, 2013.**

**Members voting:** Jorge Flores, Ramin Haverim, Steve Hirsh, Hilda Jimenez, Jaime Lee, Bradley Luster, Laurie Rosen, Elena Safaei, Brian Taban, Suzette Wachtel.

**6 Treasures of Los Angeles** Board Members submitted seating requests for the May 9, 2013 event.

**7 Executive Director Report**

AB5 (Homeless Bill of Rights – Ammiano): This bill is being opposed in many cities including Los Angeles. The California Downtown Association (CDA) is reviewing the recent amendments to determine impact on BIDs. The CDA lobbyist believes it will take at least a year for the bill to move out of the Appropriations Committee.

Specific Plan Back on Track: Work on the plan will begin on July 1, 2013 after a two year hiatus due to the demise of the Community Redevelopment Agency.

Streetscape Improvement Project: MTA released funds for the design phase of this long awaited project on Los Angeles Street. BID staff met with our partners from the Bureau of Engineering (BOE) to review initial design plans. BOE presented a sidewalk treatment that could prove problematic due to building basements extending under sidewalks. Other proposed design options include more trees, mid-street crosswalk improvements, pedestrian lighting at bus stops, and a "bump out" at the SE corner of 9<sup>th</sup> and Los Angeles that will extend the sidewalk but not affect traffic lanes. They will also come back with design options for 7<sup>th</sup> Street. A stakeholder meeting is planned for this summer.

Figueroa MY FIG Street Improvement Plan: This plan is moving forward despite significant opposition from property owners in downtown regarding multiple issues including traffic lane removals.

**8 New Business:** None discussed.

**9 The meeting adjourned at 1:09 p.m.**

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LA Fashion District BID  
Board of Directors Meeting Minutes  
May 23, 2013  
110 E 9<sup>th</sup> Street Suite C-855, Los Angeles, CA 90079

**Board Members Present:** Mark Cohen, Jorge Flores, Herb Glaser, Steve Hirsh, Hilda Jimenez, Laurie Rosen, John Van Den Akker, Suzette Wachtel.  
**Board Members Absent:** Ramin Haverim, Darlene Kuba, Jaime Lee, Bradley Luster, Elena Safaei, Brian Taban.  
**Property Owners and Guests Present:** Donegan McCraig, Jeannie Yang, Steve Lee, Trevor Kale.  
**Staff Present:** Kent Smith, Executive Director. Lynn Myers.

The meeting convened at 11:55 am. *Several items were taken out of order of the agenda.*

**1 Public Comment**

The Korean American Apparel Manufacturers Association (KAMA) is producing a trade show on September 16-18 in the California Market Center Penthouse. KAMA expects to draw 2,000-3,000 buyers to 100 booths. KAMA representatives asked for Board support for this event. They also invited Board Members to attend the upcoming Golf Tournament.

**2 Welcome and Introductions**

Donegan McCraig introduced himself as a real estate agent focused on commercial leasing.

**3 Approval of the Minutes from April 25, 2013:** Approved by unanimous vote.

**4 BID Renewal Update**

A court determination over general and special benefits required the Arts District BID to dissolve. The determination was based on complaints from several property owners who filed a lawsuit. The court stated that general benefit must be quantified no matter how small the benefit. The Arts District BID Management Plan did not address general and special benefit so the judge had to dissolve the BID. The court case was against the City of Los Angeles and not the BID.

As a result the City Attorney has been acting with an abundance of caution and has not issued a formal approval of the Fashion District Management Plan. The Fashion District general benefit is calculated at 2.42% of the total assessment which must be funded by other than BID assessment. At this time the City Clerk's Office states that our plan is not yet scheduled to go before City Council. Once approved by Council ballots will be mailed by the Clerk's office and owners have 45 days to vote. If the plan does not go before Council then chances are slim that assessment data can be added to the County tax roll before the August 1<sup>st</sup> deadline. The City will then direct bill and a 25% non-payment is anticipated. Board Members agreed to call and contact Council District 14 to urge adding the item to the City Council agenda before the end of May.

The California Downtown Association is working toward clarifying general and special benefit.

**5 Executive Director Report**

Annual Report: mailed to all BID property owners.

Map Guide: distribution is ongoing to hotel concierges.

Parking App: launched and publicized.

Broadway Dress Rehearsal: Broadway will undergo a "road diet" to allow more space for outdoor tables and chairs. The Mayor and Council District 14 have asked BIDs to provide cleaning and liability. The BIDs have refused to accept liability and submitted a red-lined contract. There has been no response.

Specific Plan: funding to resume in June bringing the plan back on track after a two year hiatus.

City Market: project will be the largest development in Los Angeles since construction of LA Live. City Market is now going through the EIR process. The BID stated that public transportation is our highest general benefit priority; we already have abundant affordable housing.



**6 Safe Team Salary Raise**

The salary increase is budgeted and there has been no increase since 2012. The Finance Committee recommended the increase to start July 1.

**MOTION: Approve 36 cent increase for Safe Team wages starting July 1, 2013.**

Mark Cohen moved to approve. Herb Glaser seconded.

**The motion passed with unanimous vote on May 23, 2013.**

Members Voting: Mark Cohen, Jorge Flores, Herb Glaser, Steve Hirsh, Hilda Jimenez, Laurie Rosen, John Van Den Akker, Suzette Wachtel.

**7 Approval of 990 Form**

The Finance Committee recommended approval of the 990 and 199 forms and electronic transmission to appropriate agencies. Forms were prepared by the CPA firm Gleicher, Tilley, Leonard, LLP.

**MOTION: Approve the 2012 - 990 Form as presented.**

Hilda Jimenez moved to approve. Suzette Wachtel seconded.

**The motion was approved by unanimous vote on May 23, 2013.**

Members Voting: Mark Cohen, Jorge Flores, Herb Glaser, Steve Hirsh, Hilda Jimenez, Laurie Rosen, John Van Den Akker, Suzette Wachtel.

**8 New Board Appointment**

Conrad Midolo resigned leaving a vacancy on the Board of Directors. Bylaws allow appointment of a Board Member until the next election or leave the seat vacant. In the last election candidate Dan Bartholomew received the next highest number of votes.

**MOTION: Invite Dan Bartholomew to serve as a Board Member until the 2013 next election based on his ability to serve.**

Steve Hirsh moved to approve. Hilda Jimenez seconded.

**The motion was approved by unanimous vote on May 23, 2013.**

Members Voting: Mark Cohen, Jorge Flores, Herb Glaser, Steve Hirsh, Hilda Jimenez, Laurie Rosen, John Van Den Akker, Suzette Wachtel.

**9 Election Committee Appointments:** This item was deferred to the July meeting.

**10 New Business:** None discussed.

**11 The meeting adjourned at 1:11 pm**



LA Fashion District BID  
Board of Directors Meeting Minutes  
July 18, 2013  
110 E 9<sup>th</sup> Street Suite A1175, Los Angeles, CA 90079

**Board Members Present:** Dan Bartholomew, Mark Cohen, Jorge Flores, Steve Hirsh, Hilda Jimenez, Jaime Lee, Laurie Rosen, John Van Den Akker, Suzette Wachtel.  
**Board Members Absent:** Herb Glaser, Ramin Haverim, Darlene Kuba, Bradley Luster, Elena Safaei, Brian Taban.  
**Property Owners and Guests Present:** Mark Chatoff, Trevor Kale.  
**Staff Present:** Kent Smith, Executive Director. Lynn Myers.

The meeting convened at 11:55 am. *Several items were taken out of order of the agenda.*

**1 Public Comment:** None received.

**2 Welcome and Introductions**

Dan Bartholomew was welcomed back to the Board of Directors.

**3 Approval of the Minutes from May 23, 2013:** Approved by unanimous vote.

**4 Executive Director Report**

Demonstration Deployment: Extra Safe Team officers were deployed to ensure neighborhood safety on July 17, 2013 when demonstrators took to the streets in Los Angeles.

Suspected Car Thief Apprehended: On July 17, 2013 the Clean & Safe Team worked together to stop a car theft. The Safe Team investigated, called the LAPD and the suspect was arrested. SLO Linton commended the work of the teams.

MTA 3 Funding Denied: Staff will attend a meeting at METRO to appeal the decision. There is discretionary funding that could be allocated to the proposed streetscape project.

Trash Tonnage: June numbers are up.

Copper Wire Theft: Vandals are now targeting buildings for copper piping. Owners were advised to secure the exterior of their premises.

Animal Sales: This issue received increased media attention recently when vendors assaulted shoppers. Two vendors were charged and required to appear in court. One vendor did not show resulting in a warrant for his arrest and \$26,000 bail once he is apprehended. The second vendor was given a stay away order and community service.

AB5 Update: The bill has been shelved indefinitely. Credit goes to the California Downtown Association lobbying efforts.

2013 Homeless Count: There is a 19% increase in chronic homelessness over records from two years ago. The prison realignment has had a negative impact on the efforts to house homeless in Los Angeles. The veteran homeless count is down 23% which is welcome news.

Broadway Road Diet: Council approved \$1.5 million funding. BIDs were asked to clean the area but instead remained unclear about liability responsibility. The three affected BIDs submitted cost estimates for the work. The Fashion District's estimate was \$30,000 for cleaning and \$10,000 to \$20,000 for landscape maintenance. Start up is projected for the end of summer.

Street Changes: Bike lanes are planned for the west of Main St. on 7<sup>th</sup> St, left hand turn signals, and an additional right hand turn lane are also planned. There is concern about traffic congestion.

New Bus Benches: Green metal bus benches have replaced the brown fiberglass models. Two of the benches will receive special art panels to replace advertising banners.

Express Park: More flex rate changes are expected.

Business Survey Completed in May 2013: Results show over 4,000 business including showrooms. Vacancy rate is less than 1% compared to the 10% rate recorded in 2010.

App and Map Guide Press Release: Media coverage was good.

New Restaurant Open: Terroni at 8<sup>th</sup> and Main opened this week.

New Residential Units: Capital Foresight is planning to develop 170+ residential units at 819 S. Santee St. and 217 E. 8<sup>th</sup> St.

National Night Out: Event takes place in Little Tokyo on August 6, 2013.

Enterprise Zones Phased Out: State of California approved two new business incentive programs with SB90 and AB93.

**5 BID Renewal**

The Management Plan and Engineer's Report were approved. Ballots were mailed by the City Clerk. The public hearing is scheduled for July 23, 2013. LADWP and MTA will not be submitting ballots due to unfortunate timing that precluded approvals from their Boards of Directors.

General and special benefit is still an issue. The Fashion District must seek \$90,000 from revenue outside of BID assessments to cover general benefit costs. The City of Los Angeles is reviewing the possibility of making this donation from their General Revenue budget. Councilmembers supported this donation at their last meeting before new Councilmembers took office. This issue is not part of the public hearing proceedings.

A request for support letter will be sent to the current Council President and Councilmembers.

**6 Committee Reports**

Finance: The committee met prior to the Board Meeting today. All categories are under budget.

Operations: Executive Director Kent Smith reported that the Operations Committee agreed to recommend augmenting the Safe Team with two additional Night Vehicle Patrol Officers and another vehicle to help monitor the increasing nighttime activity in the district. Funds are available in the current budget.

Parking Operators with flags are blocking and diverting traffic into their lots. LAPD and the City Attorney are working together to issue more citations and conduct arrests.

**7 Elections**

Steve Hirsh, Hilda Jimenez, Laurie Rosen, and Suzette Wachtel volunteered to oversee the 2013 Election of 5 new Board Members.

**8 New Business:** None discussed.

**9 The meeting adjourned at 1:00 pm.**



LA Fashion District BID  
Board of Directors Meeting Minutes  
September 12, 2013  
110 E 9<sup>th</sup> Street Suite A1175, Los Angeles, CA 90079

**Board Members Present:** Mark Cohen, Jorge Flores, Ramin Haverim, Steve Hirsh, Hilda Jimenez, Darlene Kuba, Elena Safaei, Brian Taban, John Van Den Akker, Suzette Wachtel.

**Board Members Absent:** Dan Bartholomew, Herb Glaser, Jaime Lee, Brad Luster, Laurie Rosen.

**Property Owners and Guests Present:** Mark Chatoff, McCraig Doneger, Daniel Meyers, Martin Schlageter.

**Staff Present:** Kent Smith, Executive Director. Lynn Myers.

*The meeting convened at 11:55 am. A revised agenda was distributed.*

**1 Public Comment:** None received.

**2 Welcome and Introductions:** Board Members and guests introduced themselves.

**3 Presentation on Exclusive Waste Franchise System**

Martin Schlageter, Council District 14 Policy Directory, and, Daniel Meyers, Bureau of Sanitation Project Manager, presented information about the Exclusive Waste Franchise System. Board Members were encouraged to contribute comments for the Request for Proposal to be released mid-2014.

**4 Approval of the Minutes from July 18, 2013:** Approved by unanimous vote.

**5 Executive Director Report**

Minimum Wage Increase: Governor Brown is expected to raise the minimum wage to \$9/hr in 2014. The 2014 BID budget can accommodate the increases.

Animal Vending: This issue continues to attract media attention. The BID helped the Los Angeles Police Department (LAPD) arrest the main suspect Juan Mena. LAPD has just deployed a new vending enforcement unit.

Safety Pylon Installation: The recent tragedy at Venice Beach spurred the decision to reinstall safety pylons in the Alleys. Work is underway.

MTA Streetscape 3 Grant Denied: This grant funding would have completed the pedestrian corridor through the district. The City of Los Angeles is unable to compete with other cities that contribute more matching dollars. The City of Los Angeles, the BID's partner in this application, lost out on all five of their projects this year.

Tax Amnesty: The annual program runs through December 2, 2013.

Streetcar Funding: Recent media stories state insufficient funds for this project while a press release from Councilman Huizar, CD 14, states that costs will likely be lower as more information on utilities becomes available.

IDA World Congress: BID Executive Director Kent Smith is a panelist at a session on Economic Development and Homelessness.

St Vincent Alley: Business owner advocate Sid Maksoudian has stated he will launch a formal complaint against the Fashion District in order to protest the removal of restaurant chairs and tables in St Vincent Alley. BID Executive Director Kent Smith encouraged Maksoudian to seek support from the community instead of launching a negative approach to resolving their problem.

**6 BID Renewal**

The BID Renewal was successfully completed and the City Clerk's Office has issued the 2014-2018 contract for signatures.

**MOTION: Authorize Officers to Sign Agreement to Administer the Property Based Business Improvement District.**

Hilda Jimenez moved to approve. Ramin Haverim seconded.

**The motion passed by unanimous vote on September 12, 2013.**

Members voting: Mark Cohen, Ramin Haverim, Steve Hirsh, Hilda Jimenez, Darlene Kuba, Elena Safaei, Brian Taban, John Van Den Akker, Suzette Wachtel.

**7 Committee Reports**

Image & Communications: The committee met on September 10, 2013 to discuss and retain a company to update the website with a responsive design platform for all mobile devices.

**MOTION: Retain Ocean Group to Develop a New Website at a Cost Not to Exceed \$53,200.**

Mark Cohen moved to approve. Darlene Kuba seconded.

**The motion passed with unanimous approval on September 12, 2013.**

Members voting: Mark Cohen, Ramin Haverim, Steve Hirsh, Hilda Jimenez, Darlene Kuba, Elena Safaei, Brian Taban, John Van Den Akker, Suzette Wachtel.

Personnel – Renewal Bonus: Item was tabled.

Finance: A joint meeting of Finance and Personnel Committees met prior to the Board of Directors meeting on September 12, 2013. Committee Members agreed to recommend no expenditure of surplus BID Renewal funds. The website revision costs are to be covered in the current 2013 budget.

**MOTION: Allocate amount not to exceed \$10,000 from the administration budget to join California Downtown Association effort to develop legislation to address specific and general benefit as it relates to business improvement districts.**

Hilda Jimenez moved to approve. Darlene Kuba seconded.

**The motion passed by unanimous vote on September 12, 2013**

Members voting: Mark Cohen, Jorge Flores, Ramin Haverim, Steve Hirsh, Hilda Jimenez, Darlene Kuba, Elena Safaei, Brian Taban, John Van Den Akker, Suzette Wachtel.

Operations: LAPD Central Division Captain Frank was promoted to Commander. The new Central Division Captain is Michael Oreb. SLO Linton is on maternity leave and replaced by SLO Karen Owens.

BID Renewal Cost Summary: This renewal cost less than any of the previous efforts since the BID's inception in 1996.

Election: This Committee met on September 12, 2013 and approved five candidates for five seats in the upcoming election. Jason Dibler, General Manager of the Ace Hotel, had received candidate forms and missed the deadline by 24 hours.

**MOTION: Approve Jason Dibler as a bonafide candidate for the Board of Directors Election.**

Ramin Haverim moved to approve. Mark Cohen seconded.

**The motion was approved by unanimous vote on September 12, 2013.**

Members voting: Mark Cohen, Jorge Flores, Ramin Haverim, Steve Hirsh, Hilda Jimenez, Darlene Kuba, Elena Safaei, Brian Taban, John Van Den Akker, Suzette Wachtel.

## **8 CicLAvia Steering Committee**

Coordinators of the popular street closure event asked for Fashion District sponsorship of the Heart of LA event scheduled for Sunday, October 6<sup>th</sup>. The route will enter the Fashion District on 7<sup>th</sup> Street, Spring Street and 9<sup>th</sup> Street. Board Members agreed to the free sponsorship.

## **9 Carol Schatz Award Sponsorship**

Central City Association President Carol Schatz will be honored by the Bnai Zion Foundation. Board Members who are interested in sponsoring a table should call the BID office.

## **10 Donation for Economic Development Office Chinese Care Packages**

The BID office was contacted for donations to the victims of the recent plane crash in San Francisco. Board Members who are interested in donating items of clothing should call the BID office.

## **11 New Business:** None discussed.

## **12 The meeting adjourned at 1:31 pm**



LA Fashion District BID  
Board of Directors Meeting Minutes  
November 14, 2013  
110 E 9<sup>th</sup> Street Suite A1175, Los Angeles, CA 90079

**Board Members Present:** Dan Bartholomew, Mark Cohen, Jorge Flores, Ramin Haverim, Steve Hirsh, Hilda Jimenez, Laurie Rosen, Elena Safaei, Brian Taban, John Van Den Akker, Suzette Wachtel.

**Board Members Absent:** Herb Glaser, Darlene Kuba Jaime Lee, Brad Luster.

**Property Owners and Guests Present:** Mark Chatoff, Captain Mike Oreb, Crystal Wynn.

**Staff Present:** Kent Smith, Executive Director. Lynn Myers.

*The meeting convened at 11:55 am. Several items were taken out of order of the agenda.*

**1 Public Comment:** None received.

**2 Welcome and Introductions:** Board Members and guests introduced themselves.

**3 Captain Mike Oreb, LAPD Central Division**

Captain Oreb took the place of Captain Frank who was promoted. Oreb has worked 28 years on the force with several years in the LA Fashion District. Captain Oreb reported that Central Division is leading the city with a 12% crime reduction. He said BIDs are a force multiplier that is a critical component of crime control that is now missing in the former Arts District BID.

Captain Oreb encouraged contacts through Twitter and Facebook. He is interested in starting a monthly “Walk with the Captain” in the Fashion District and encouraged Board Members to attend the weekly Crime Control meetings at Central.

**4 Approval of the Minutes from September 12, 2013:** Approved by unanimous vote.

**5 Executive Director Report**

City Contract: The 2014-2018 BID Renewal contract was approved and a signed copy received that will be included in the 2014 Board Manual.

Street Car: A presentation is scheduled for the Board meeting on December 12.

Community Meetings: A community outreach meeting is scheduled for December 3, 2013 from 5-7 pm at the Cooper Design Space Lobby. Bureau of Engineering will discuss the design plans for Streetscape II and Recreations/Parks will host an open house for input on Creative Open Space.

SWA Group: This architectural design firm selected the 8<sup>th</sup> and San Pedro median for a pro-bono design project that could be implemented by the LA Department of Transportation.

Recycled Water Project: Plans are moving ahead to upgrade recycled water infrastructure in LA. A 16 inch pipe will be trenched into Broadway Blvd. Street Car Inc is concerned about the project.

Holiday Marketing Plan: “Random Acts of Kindness” will happen all over the Fashion District to thank people for coming to the district. A social media plan will create buzz and cross promotion. The campaign will be paid with funding from LA Department of Water and Power.

CD 14 Addresses Illegal Vending: The Fashion District will be included in a task force to contribute our specific concerns. We will reinforce our experience that enforcement is a key element in addressing illegal vending.

Chronic Homeless: A new relationship with the county health department will help identify and house chronically homeless in LA. A formal announcement in December will present a new housing project near the Fashion District. Kent Smith is on the Home for Good task force to contribute insight on making this a good project.

Homewalk: A Home for Good fundraiser walk takes place on November 23. The Fashion District will send a team to walk and run. Donations were encouraged.

**6 Committee Reports**

Personnel: **MOTION: Approve the Executive Director Contract for 2014 through 2016.** Approved.

Finance: Committee Chair Mark Cohen presented the 2013 9 month Financial Information. As year-end a \$1.9 million surplus is expected. At the December meeting the Board will consider allocations to program budgets and assessment reimbursements.

Cohen also presented the 2014 budget recommended by the Finance Committee.

**MOTION: Approve the 2014 Budget.**

Hilda Jimenez moved to approve. Brian Taban seconded.

**The motion passed by unanimous vote on November 14, 2013.**

Members Voting: Dan Bartholomew, Mark Cohen, Ramin Haverim, Steve Hirsh, Hilda Jimenez, Laurie Rosen, Brian Taban, John Van Den Akker, Suzette Wachtel.

The Finance Committee reviewed and recommended renewal of the administration office lease at the California Market Center. Members asked for a 120 day clause for terminating the lease in the event of the BID terminating.

**MOTION: Approve the BID administration office lease with the California Market Center.**

Hilda Jimenez moved to approve. Laurie Rosen seconded.

**The motion passed by unanimous vote on November 14, 2013.**

The field office lease will be discussed at the December meeting.

Operations: LA Animal Services and the LAPD created a task force to address animal cruelty. Operations Director Randall Tampa was appointed to the task force. A concentrated 60-day enforcement of the ordinance prohibiting illegal animal sales will start in the Fashion District in the area of Maple, 11<sup>th</sup>, and Pico. Former Board Member Laurie Sale is working to create a partnership with LA's Best to educate students about how to stop animal cruelty.

Election: The annual election to seat 5 Members to the Board of Directors ends on December 9, 2013. Results will be announced at the December meeting. We've received 74 faxed ballots and envelopes containing ballots.

**7 New Business:** None discussed.

**8 The meeting adjourned at 1:15 pm**



LA Fashion District BID  
Board of Directors Meeting Minutes  
December 12, 2013  
110 E 9<sup>th</sup> Street Suite C 855, Los Angeles, CA 90079

**Board Members Present:** Dan Bartholomew, Mark Cohen, Jorge Flores, Ramin Haverim, Steve Hirsh, Hilda Jimenez, Laurie Rosen, Brian Taban.

**Board Members Absent:** Herb Glaser, Darlene Kuba, Brad Luster, Elena Safaei, John Van Den Akker, Suzette Wachtel.

**Property Owners and Guests Present:** Mark Chatoff, Jessica Hencier, Patrick Horton, George Lintz, Eric Metz, Steve Needleman, Shiraz Tangri, Cheri Todoroff.

**Staff Present:** Kent Smith, Executive Director. Lynn Myers.

*The meeting convened at 12:05 pm. Several items were taken out of order of the agenda.*

**1 Public Comment:** None received.

**2 Welcome and Introductions:** Board Members and guests introduced themselves.

**3 LA Streetcar Presentation**

Representatives from LA Streetcar Inc, and the LA Department of Transportation provided a one-year retrospective update on the progress of the LA Streetcar project. A Small Starts Grant will be applied for in 2015. Potential utility relocation costs have been a major concern however a utility relocation specialist has been retained to provide a more accurate picture of the costs. The construction/completion timeline is not yet confirmed. Representatives will provide another update in 2014.

**4 New Cecil**

A representative from the County Mental Health Department provided a summary of the proposed New Cecil. This is a permanent supportive housing project linked to support services for the most vulnerable downtown homeless individuals. Once the project is approved renovations will take approximately 12-18 months. The LA Chamber of Commerce announces endorsement of the project on January 9, 2014. Board Members agreed to table any action until more information is available.

**5 Approval of Minutes from September 12, 2013:** Approved by unanimous vote.

**6 Executive Director Report:** Discussion tabled.

**7 Approve Field Office Lease:** Discussion tabled.

**8 Discussion of CVS Pharmacy CUP Application**

Board Members discussed the proposed security guidelines that include:

- Alcohol sales limited to 7am to 10pm
- Installation of exterior surveillance cameras on both 7<sup>th</sup> Street and Spring Street
- Comply with all LAPD conditions
- CVS will have a Security guard on site at all times when the store is open
- After 1 year there is a review to ensure that CVS is complying with the CUP conditions

**MOTION: Approve support for the CVS Pharmacy CUP Application with conditions and that CVS security will work with the Los Angeles Police Department and area Business Improvement Districts.**

Jaime Lee moved to approve. Ramin Haverim seconded.

**The motion was approve by unanimous vote on December 12, 2013.**

Members Voting Yes: Dan Bartholomew, Mark Cohen, Jorge Flores, Ramin Haverim, Steve Hirsh, Laurie Rosen, Brian Taban.

Members Abstaining from Vote: Hilda Jimenez.

**9 Committee Reports**

Personnel: Closed session to discuss staff salaries and bonuses.



**10 Treasures of Los Angeles Event and Sponsorship:** Discussion tabled.

**11 2014 Meeting Calendar:** Discussion tabled.

**12 Election Results**

The following five candidates were elected by property owners to serve on the BID Board of Directors beginning on January 2014.

<u>Candidate</u>	<u>Vote Received</u>
Brian Taban	18.374%
Jason Dibler	15.993%
Jorge Flores	15.309%
John Van Den Akker	15.096%
George Lintz	14.578%

**13 New Business:** None discussed.

**14 The meeting adjourned at 1:30 pm**